

WARRANTY DEED OF GIFT

For and in consideration of the sum of \$1.00 to us cash paid, and the love and affection we bear for the Grantee, he being our son, we, Haywood Leake and wife, Bessie Leake, do hereby convey and warrant unto our said son, Rogers Leake, the lands situated in DeSoto County, Mississippi, and described as follows, to-wit:

Two (2) acres, situated in the Southeast Quarter of Section Four (4), Township Three (3), Range Seven (7) West, and more particularly described by metes and bounds, as follows: Beginning at a point in the East line of said Section Four (4), at the Northeast corner of the Leroy Leake two acre home place (as described by deed to him and wife, of record in Book 82, Page 489 of the Deed Records of said County), which point is 2200.71 feet North of the Southeast corner of said Section Four; thence South 84 degrees 33 minutes West along the North line of said Leroy Leake lands, 417.71 feet to a point; thence North 5 degrees 30 minutes West 208.71 feet to a point; thence North 84 degrees 33 minutes East 417.71 feet to a point in the East line of said Section Four; thence South 5 degrees 30 minutes East along said Section line 208.71 feet to the point of beginning.

This conveyance and Grantors warranty of title is made subject to the existing deed of trust lien held by the Farmers Home Administration, U. S. Dept. of Agriculture, dated June 22, 1967, and of record in Book 95, Page 333 of the Land Trust Deed Records of said County, to the reservation of one-half of the mineral rights in said lands, as reserved by Mrs. Sarah Crawford, as shown by deed of record in Book 35, Page 28 of the Deed Records of said County, to the existing easement for Getwell Public Road on the East side of said lands, to any existing easements for electric power lines, and to Zoning, Subdivision, and Building Regulations of DeSoto County, Mississippi.

Complete possession to said lands is to be granted upon delivery of this deed, Grantors are paying all 1975 taxes against said lands under their warranty of title, and Grantee, by the acceptance of this deed, hereby assumes the payment of all 1976 taxes against said lands.

Witness our signatures, this the 15 day of January, 1976.

Haywood Leake
Haywood Leake

Bessie Leake
Bessie Leake

State of Mississippi,
County of DeSoto.

This day personally appeared before me, the undersigned authority in and for said County and State, Haywood Leake and his wife, Bessie Leake, Grantors in the foregoing deed, who severally acknowledged that they each signed and delivered said deed upon the day and year of its date and for the purposes and considerations therein expressed.

Given under my hand and seal of office, this the 15 day of January, 1976.

My Commission Expires January 7, 1980

H. M. Jackson
Chancery Court Clerk

STATE OF MISSISSIPPI, DESOTO COUNTY
I certify that the within instrument was filed for record at 3 o'clock 45 minutes P M. 15 day of January 1976, and that the same has been recorded in Book 122 Page 427 records of WARRANTY DEED of said County.

Witness my hand and seal this the 16 day of January 1976
Fees \$ 2.50 pd.

SEAL H. M. Jackson CLERK